City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN UPDATE

Planning, Land Use and Design and Housing

Subcommittee Meeting #3
Wednesday, March 22, 2016
8:00 – 10:00 AM

Old Town North

a waterfront community

A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions. - Oliver Wendell Holmes

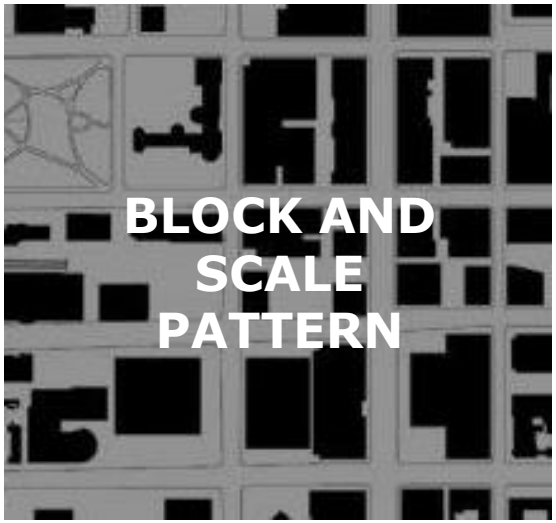
POTENTIAL DEVELOPMENT SITES

- **Urban Design**
  - Urban Design Subareas
  - Discussion Focus Areas
- **Review and Discuss Old Town North Development Sites**
  - Known Development Sites
  - Current Zoning – Sites Under Maximum FAR
  - Potential Development Sites – Over the Next 20 Years
- **Review/Discuss Analysis of Known and Potential Development Sites**
  - Sites Assessed for Potential Zoning Changes
  - Sites Assessed for Potential Height Changes
- **Review/Discuss Concepts for NRG site**
  - Open Space
  - Land Use
  - Scale
  - Innovative District Definition
  - Exercise

URBAN DESIGN GUIDELINES

SUBAREAS AND DISCUSSION FOCUS AREAS

Urban Design Guidelines - Building Community & Place



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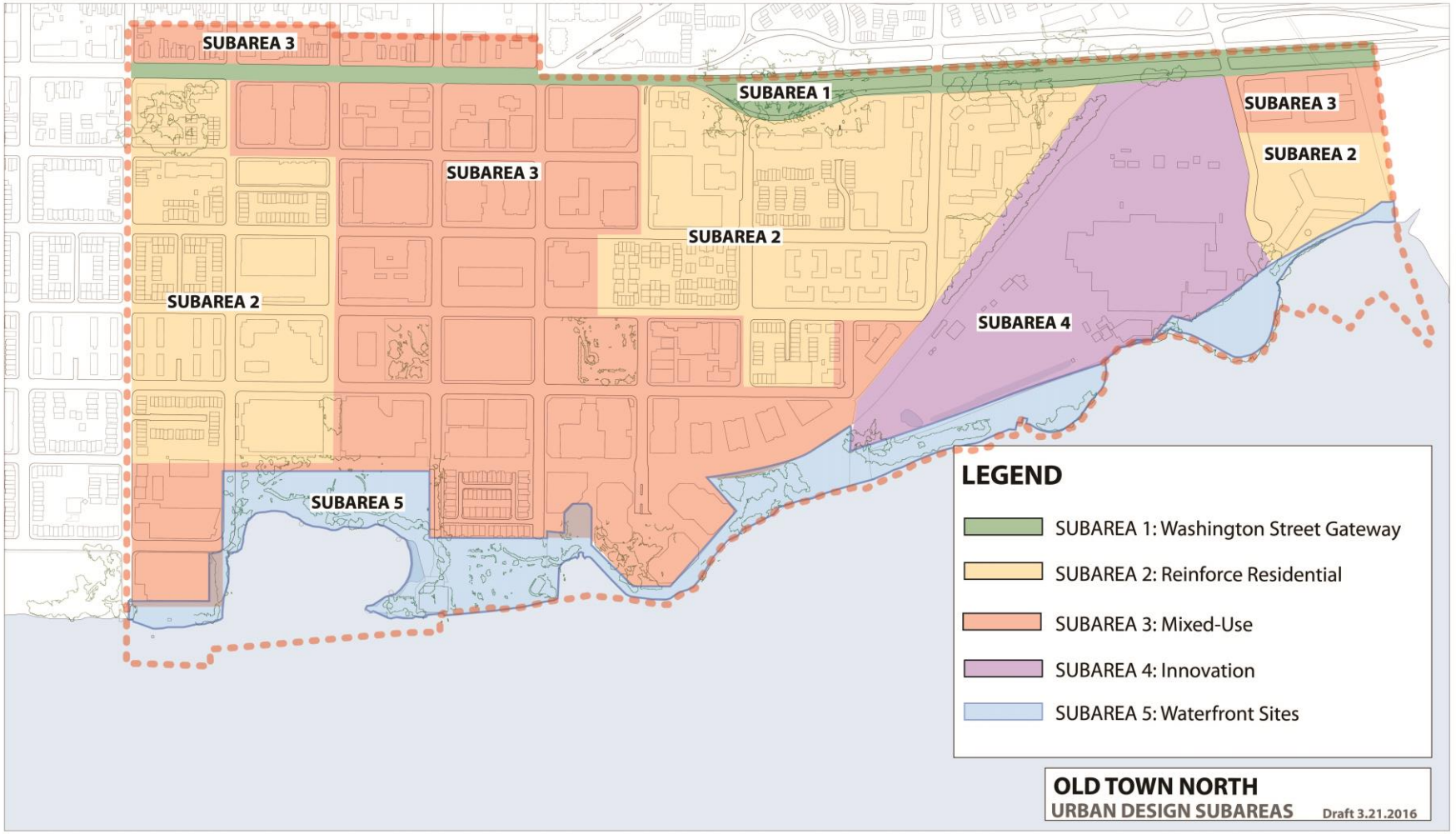
Urban Design Guidelines - Focus Areas

- **Urban Design Subareas**
- **Building Heights**
- **Scale and Transitions**
- **Building Variety**
- **Signage**
- **Pedestrian Level and Building Materials**
- **Parking Location**
- **Streetscape**
- **Special Places**

URBAN DESIGN SUBAREAS MAP DRAFT UPDATE



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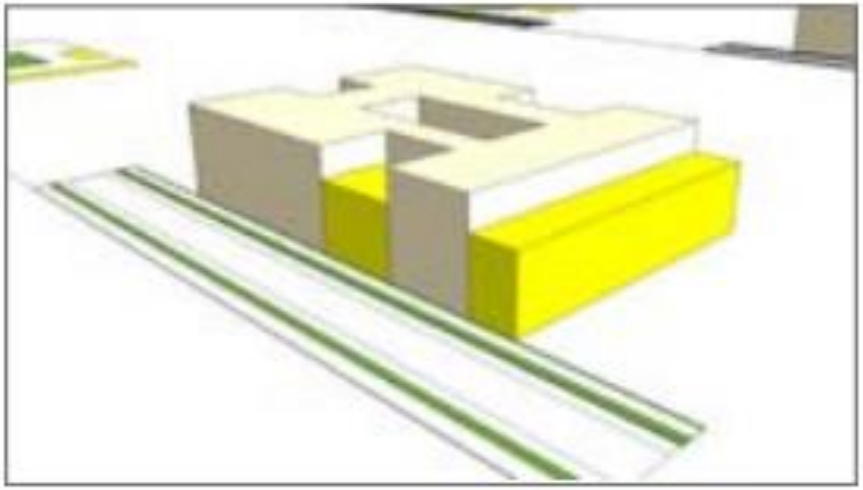
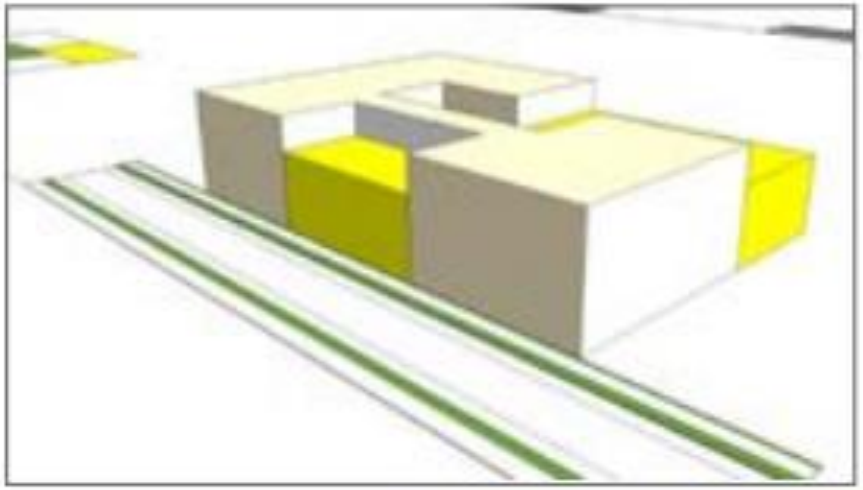
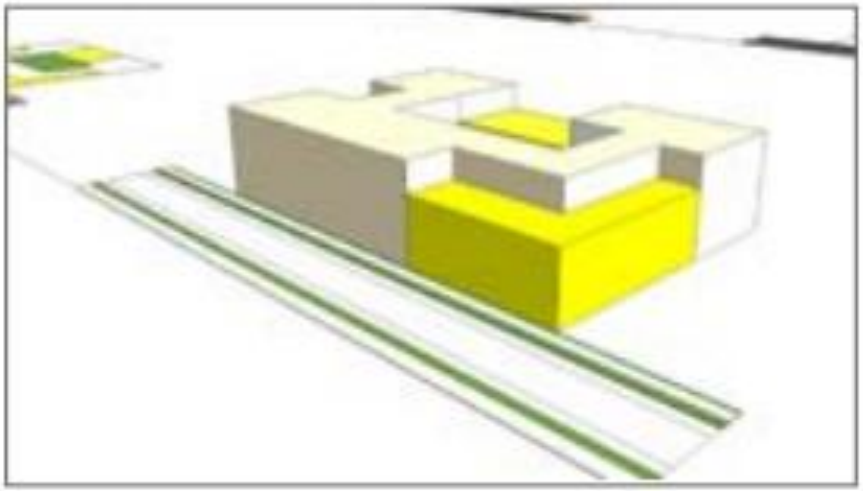
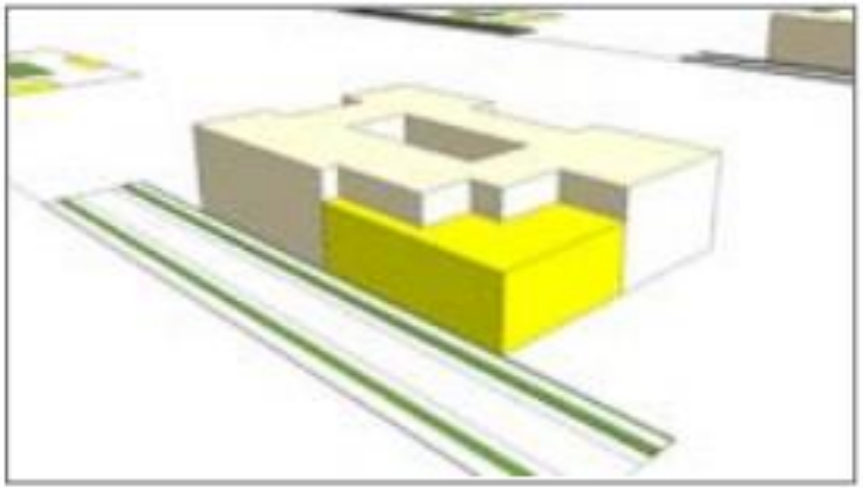
Height -Variety

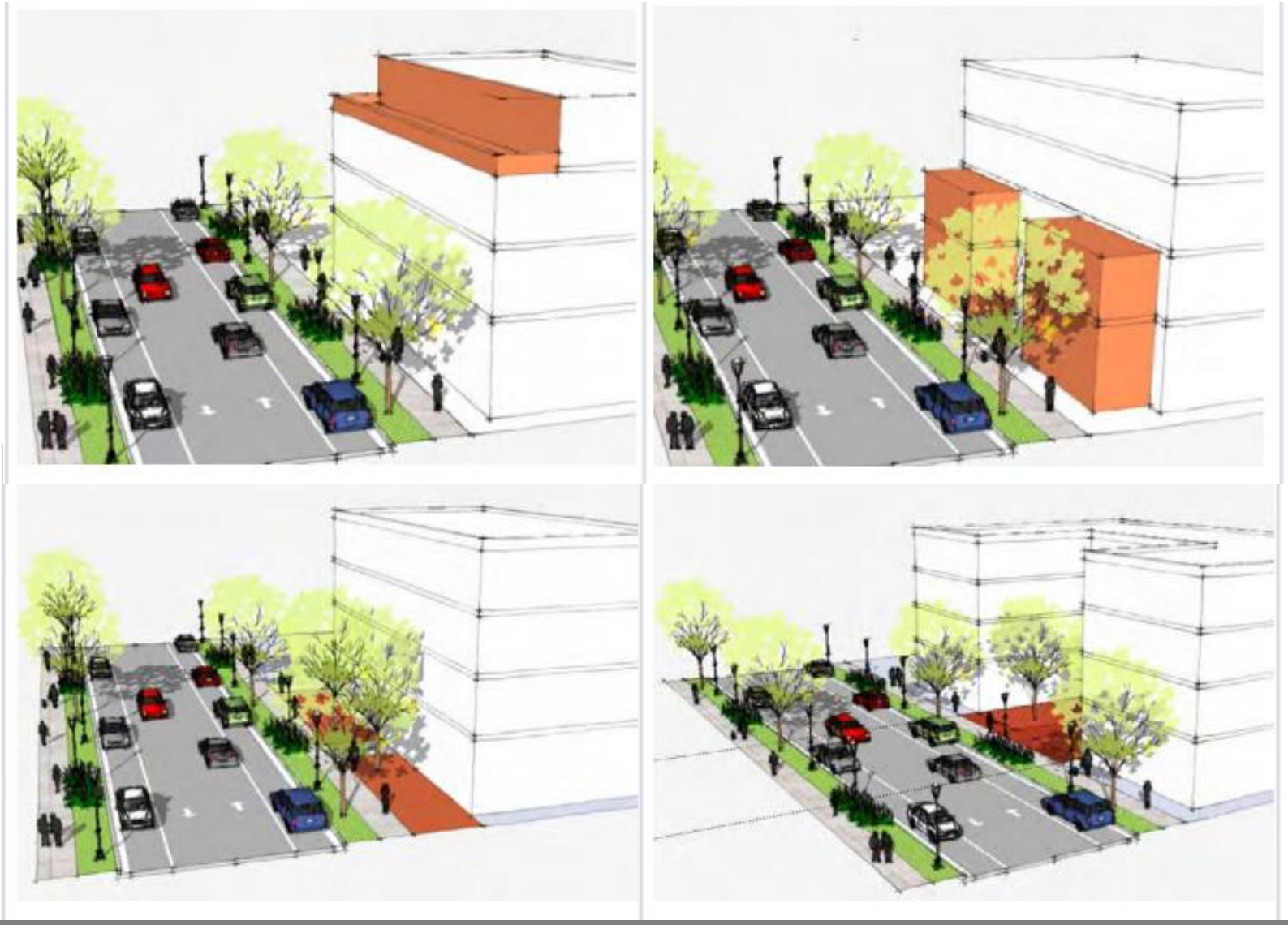




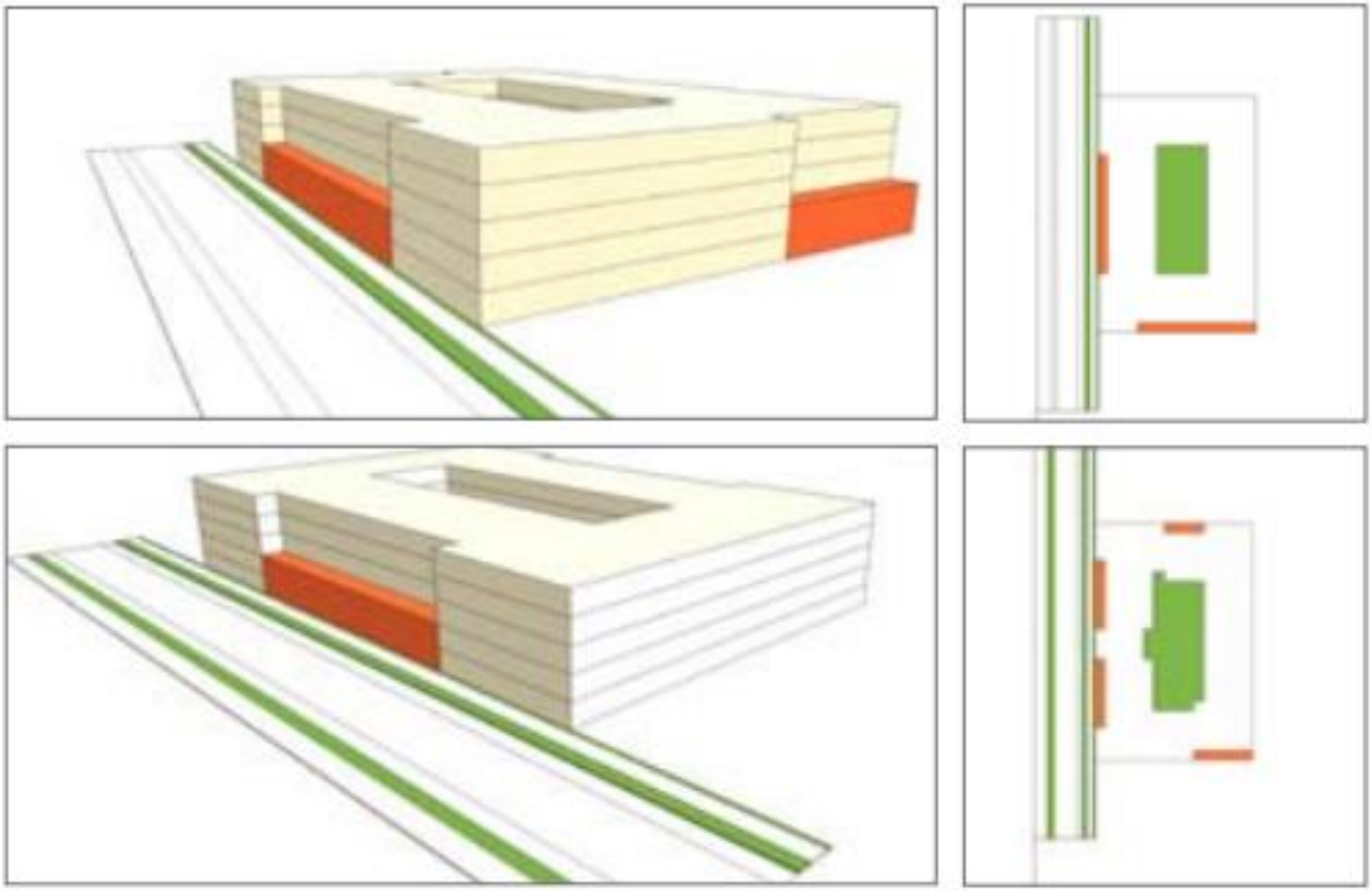




Height – Scale Transitions (Potential Strategies)



building - variety



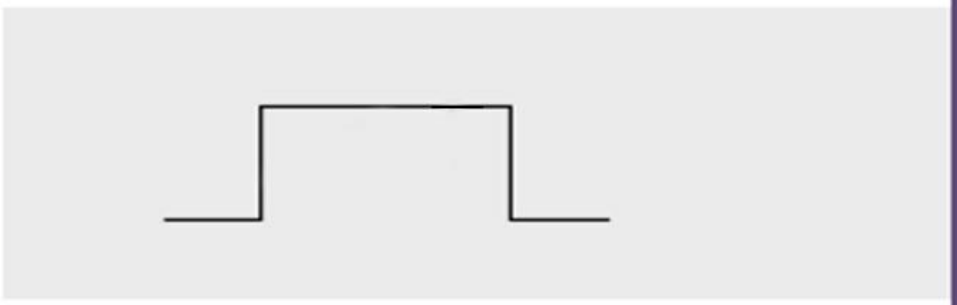
BUILDING – VARIETY

Belle Pre

Bays - Pavilions

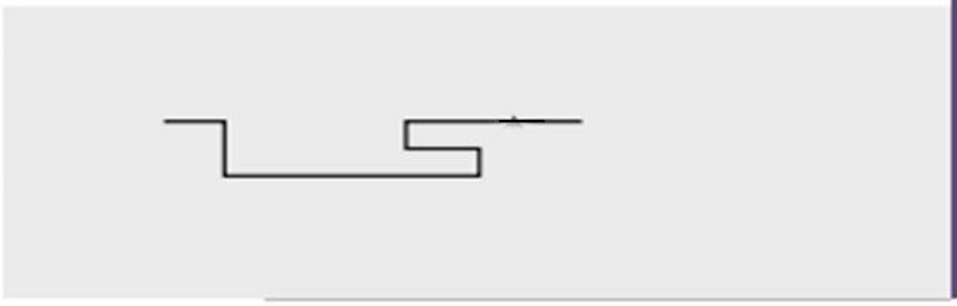
The Monarch

Building Recesses and Hyphens



Edmonson Plaza

Screens



OAKVILLE TRIANGLE AND ROUTE 1 | Corridor Vision Plan and Urban

REVISED DRAFT / OCTOBER 2015

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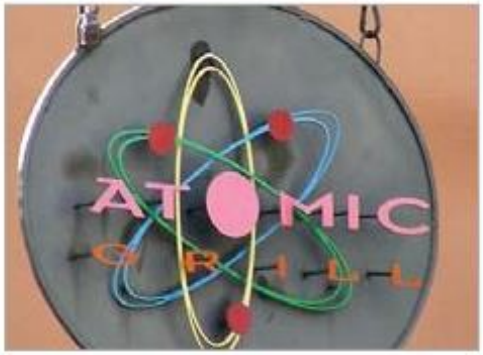
Signage



MURAL SIGNS

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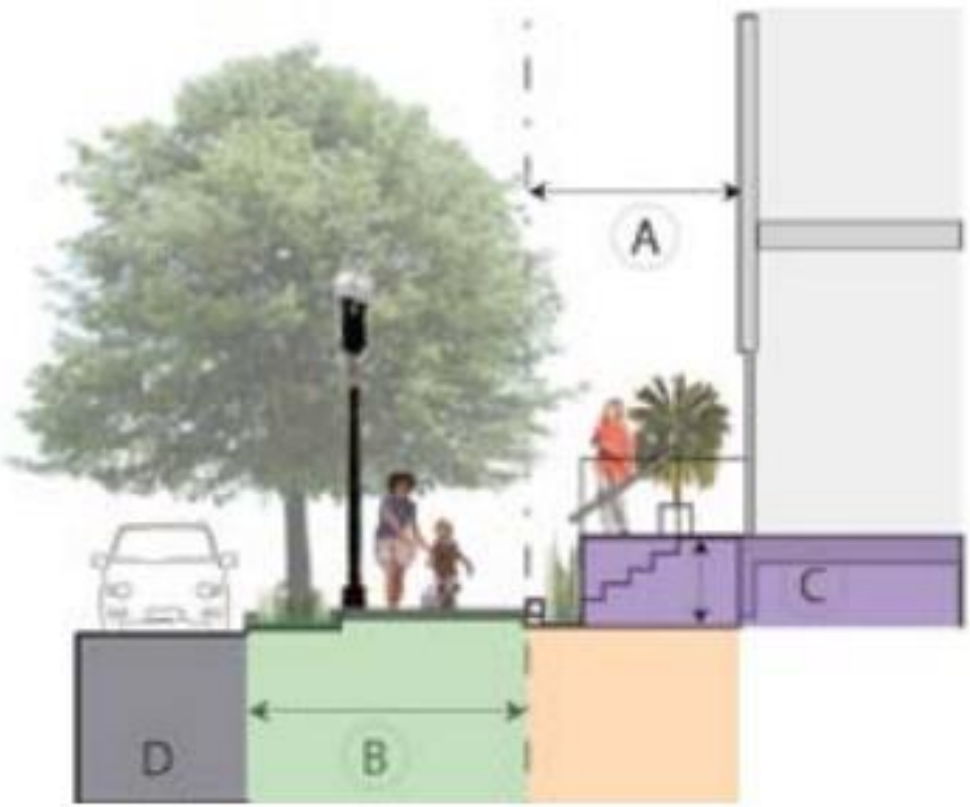
Pedestrian Level And Building Materials



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Pedestrian Level – Design Matters A Lot

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Parking – Location, Access, Design

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Streetscapes – Sidewalk (By Land Use And Location)

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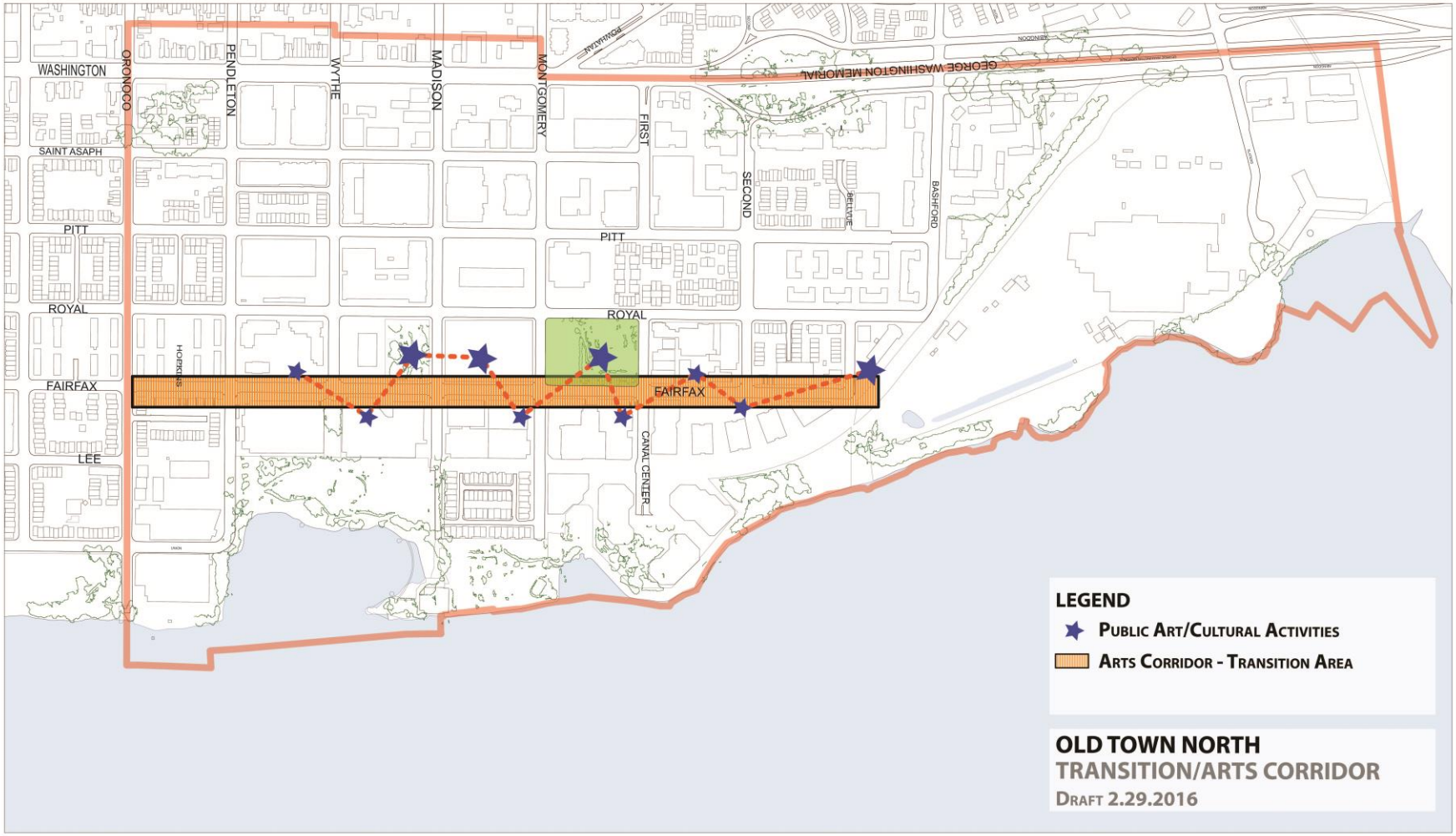
PROPOSED ART CORRIDOR MAP

Temporary Art Installation and Mini Charrette



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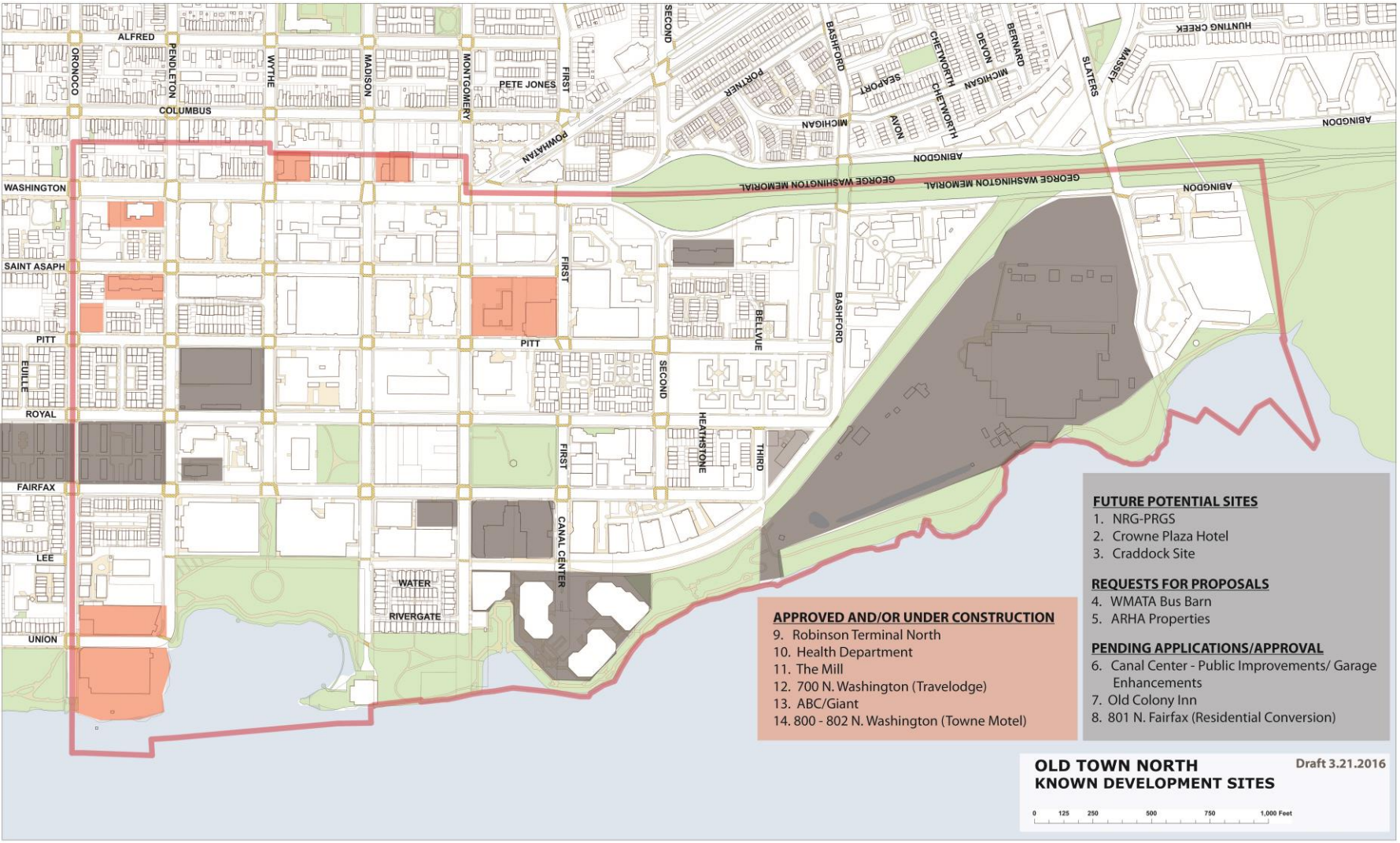
POTENTIAL DEVELOPMENT SITES ANALYSIS

STRATEGIES TO ACCOMPLISH PLAN GOALS & OBJECTIVES

- Affordable Housing throughout plan area for a mix of incomes, ages and abilities
- Balance and Flexibility of Land Use
- Reinforced Retail Focus Areas
- Active Street Frontages
- Improved Access and Connectivity
- Enhanced and Expanded Open Space

KNOWN DEVELOPMENT SITES



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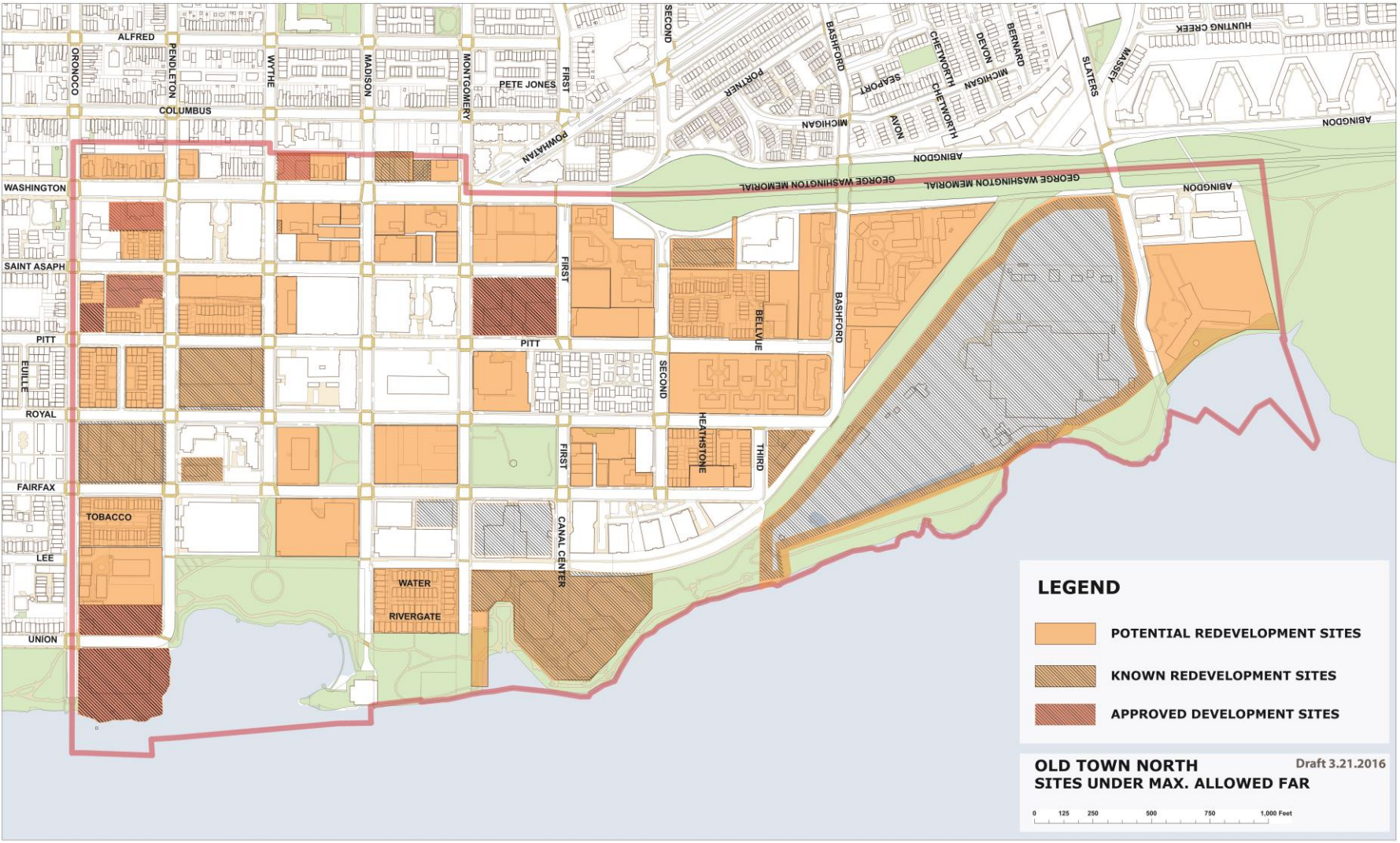
CURRENT ZONING - SITES UNDER MAX. FAR



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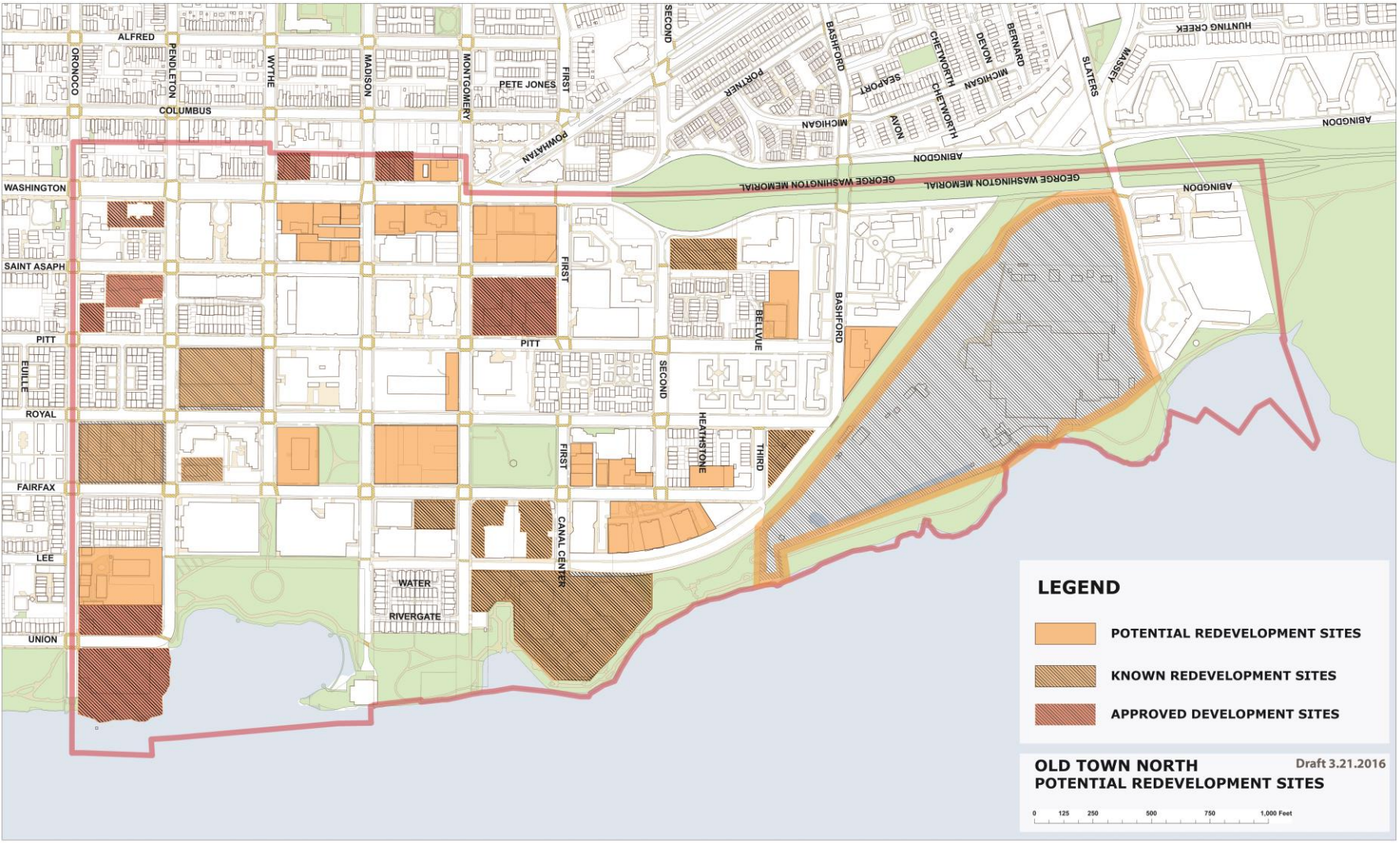
POTENTIAL REDEVELOPMENT SITES– (Over The Next 20 Years)



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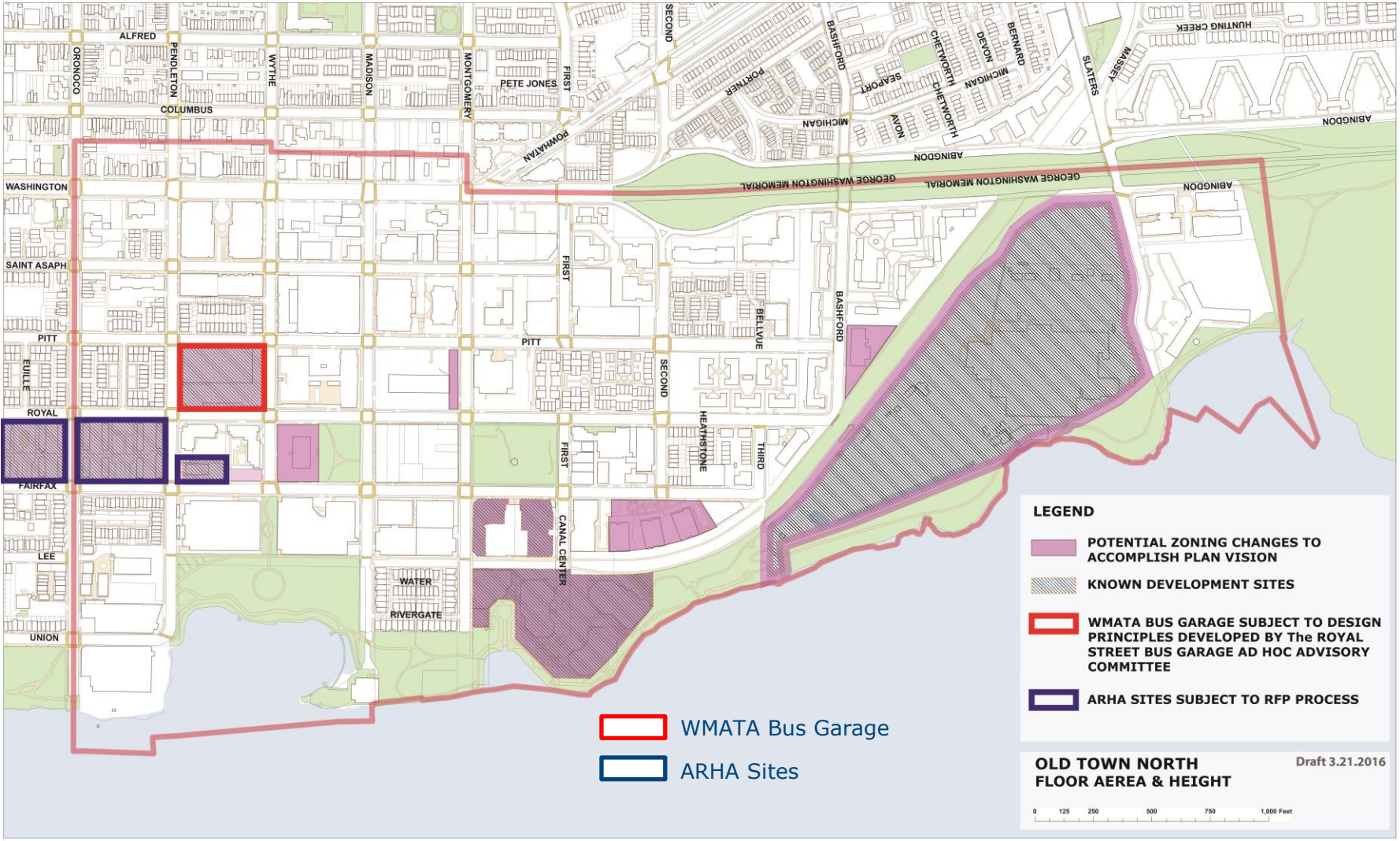
POTENTIAL REDEVELOPMENT SITES– FLOOR AREA AND HEIGHT



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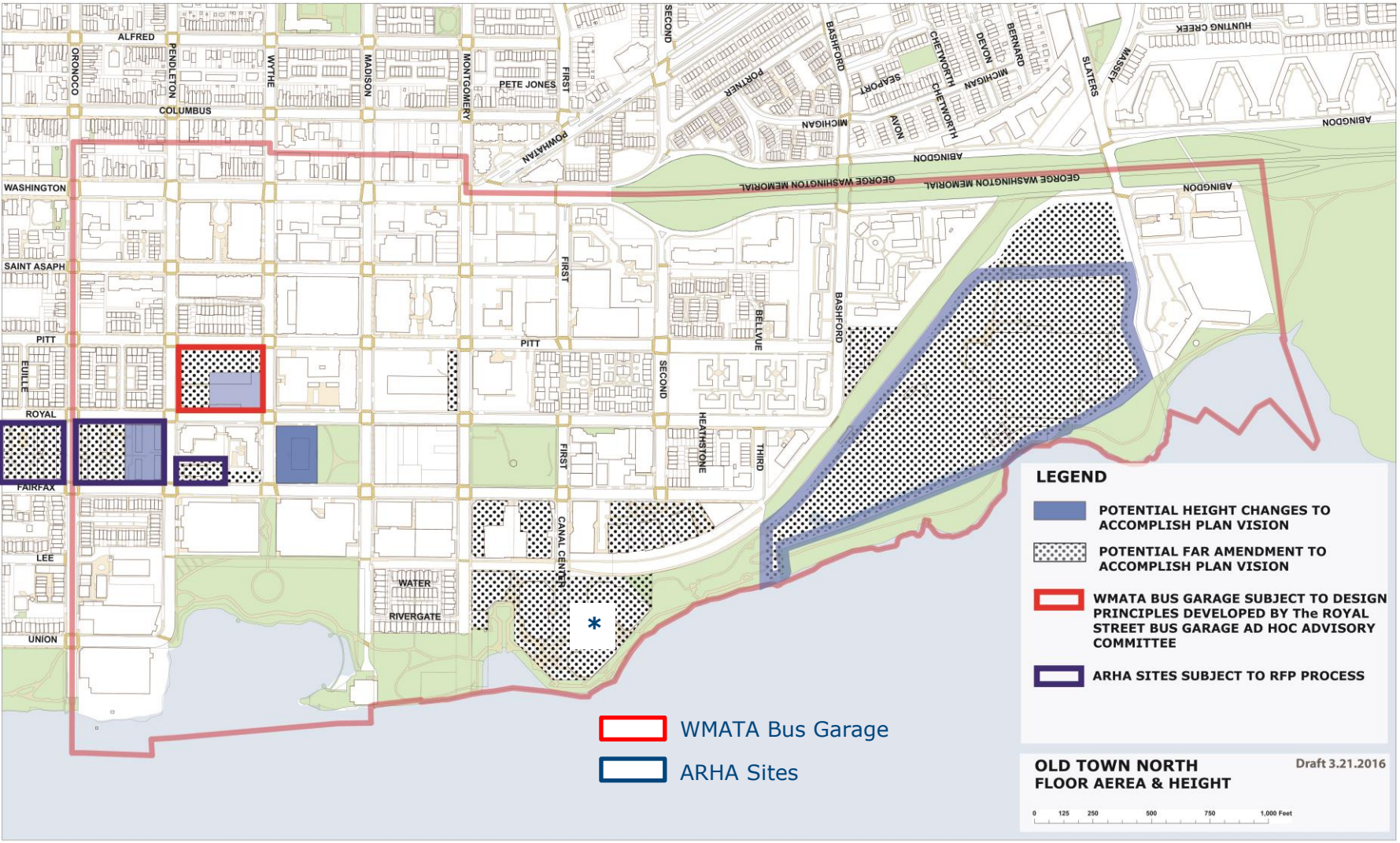

*** A LIMITED NUMBER MAY BE INCREASED IN HEIGHT**

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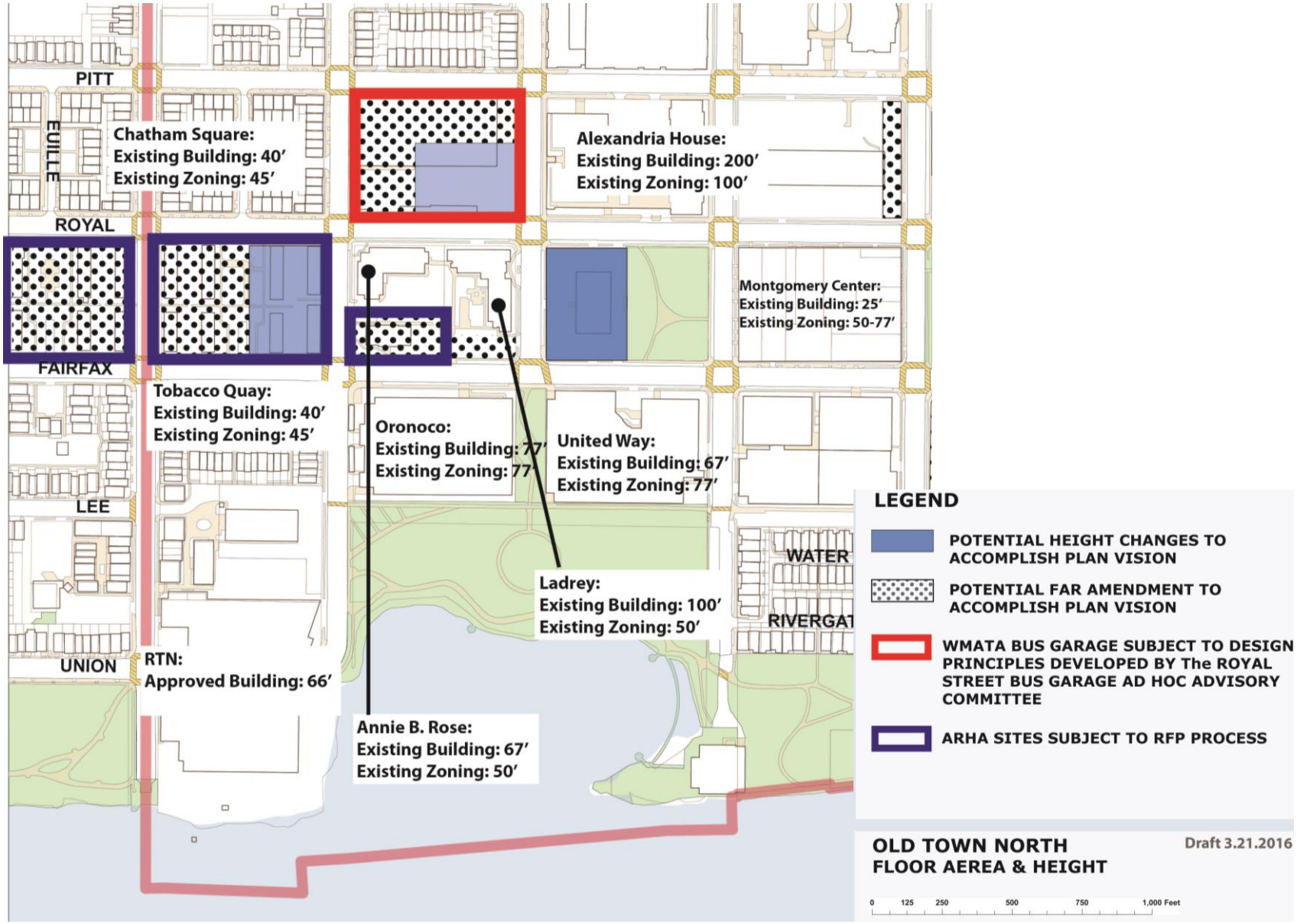
POTENTIAL REDEVELOPMENT SITES– FLOOR AREA AND HEIGHT



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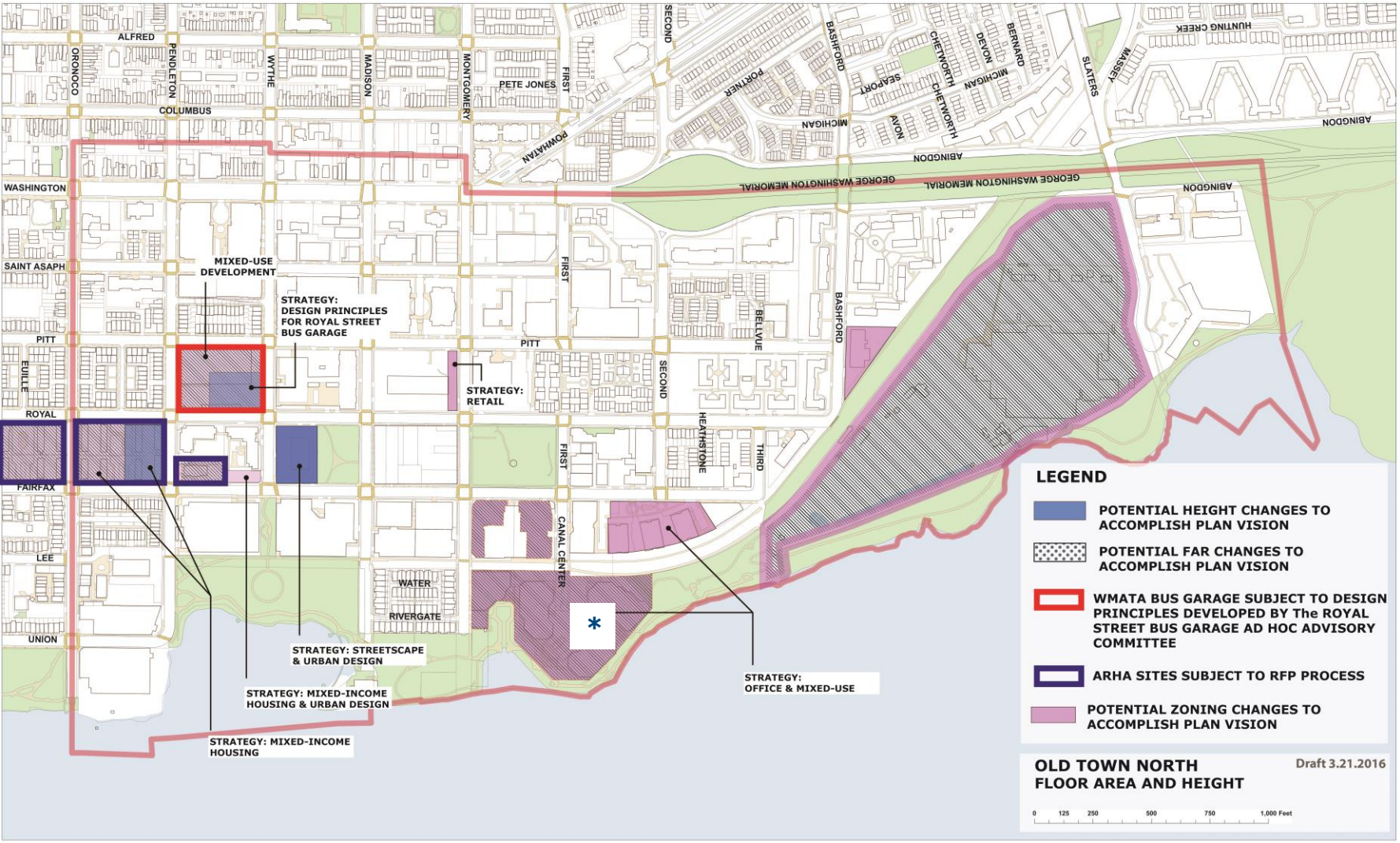
POTENTIAL REDEVELOPMENT SITES– STRATEGIES



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Group Discussion - Direction

Public Comment

NRG/PEPCO SITE LAND USE STRATEGIES

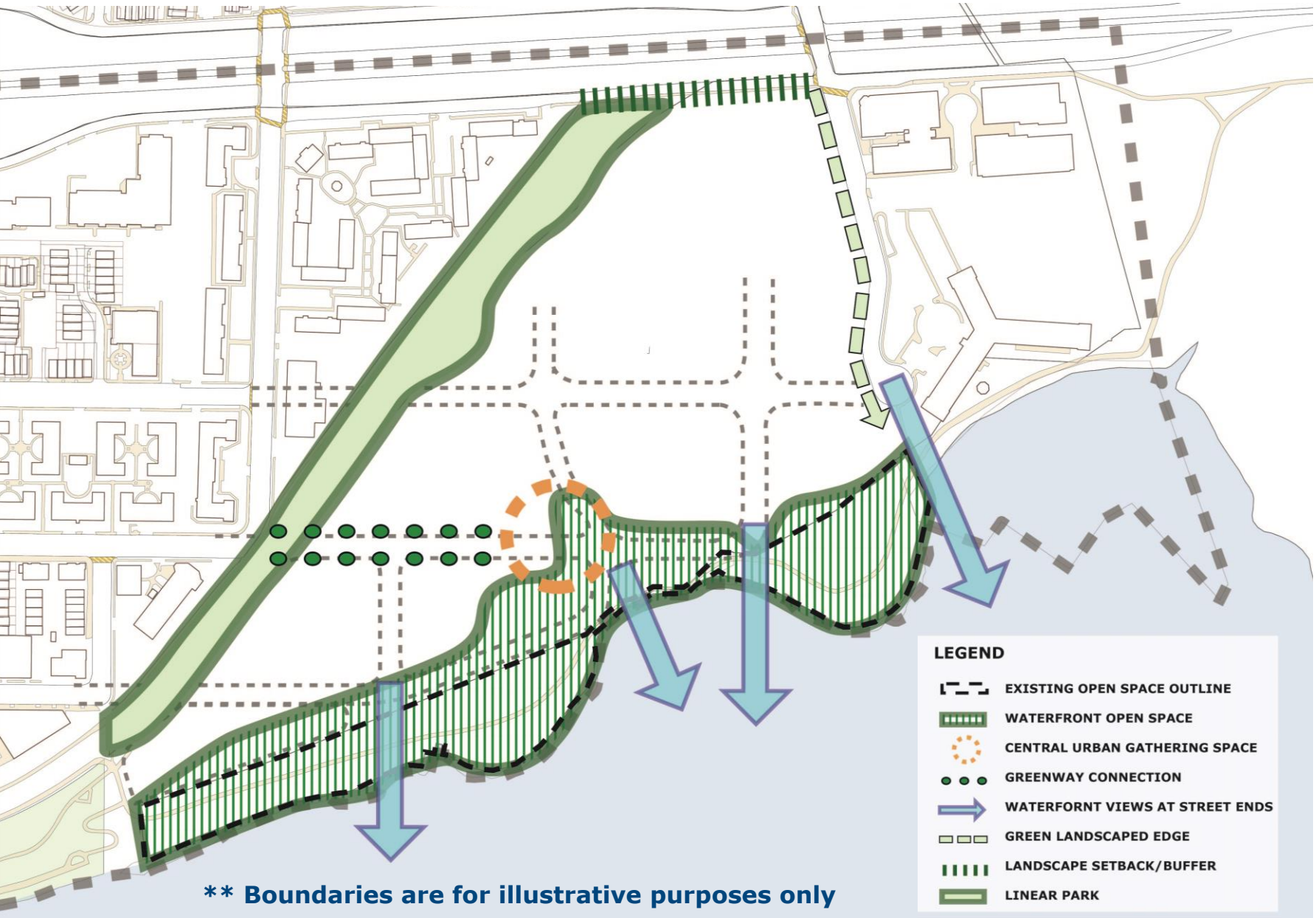
NRG and Pepco site

Design Parameters - Building Community And Place

DESIGN PARAMETERS

- Required Open Spaces
- Industrial Heritage
- Framework Streets
- Land Uses (Mixed-Use/Innovation)
- Building Scale
- Site Design Guidelines

NRG/PEPCO POTENTIAL - OPEN SPACE STRATEGY



** Boundaries are for illustrative purposes only

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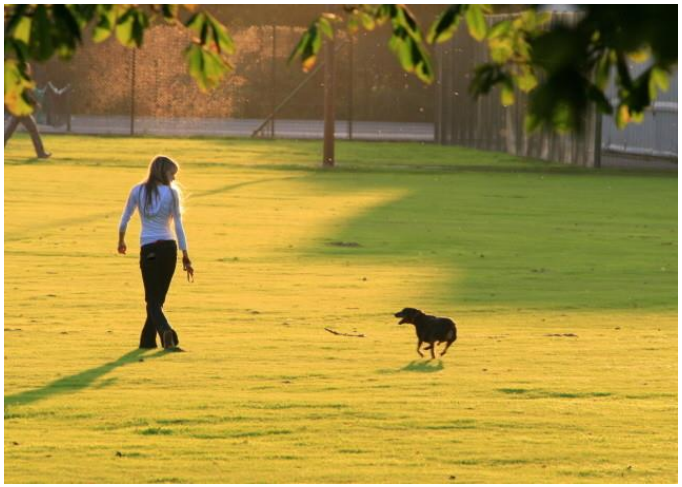
Types Of Open Spaces



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Industrial Character

Industrial Heritage – Open Space Design

Industrial Heritage – Public Artifacts

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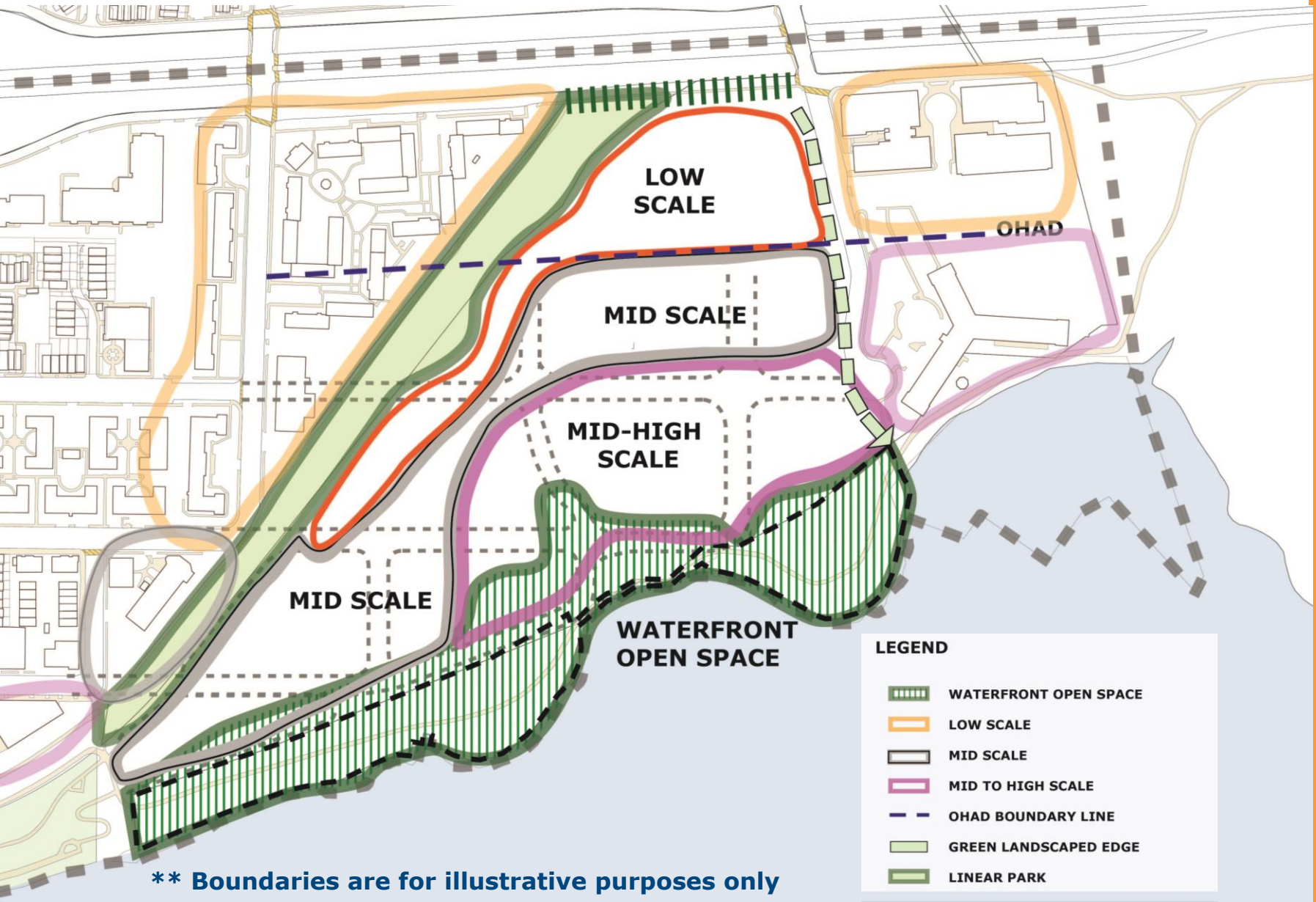
Industrial Heritage – Potential Building Reuse

NRG/PEPCO POTENTIAL - HEIGHT STRATEGY



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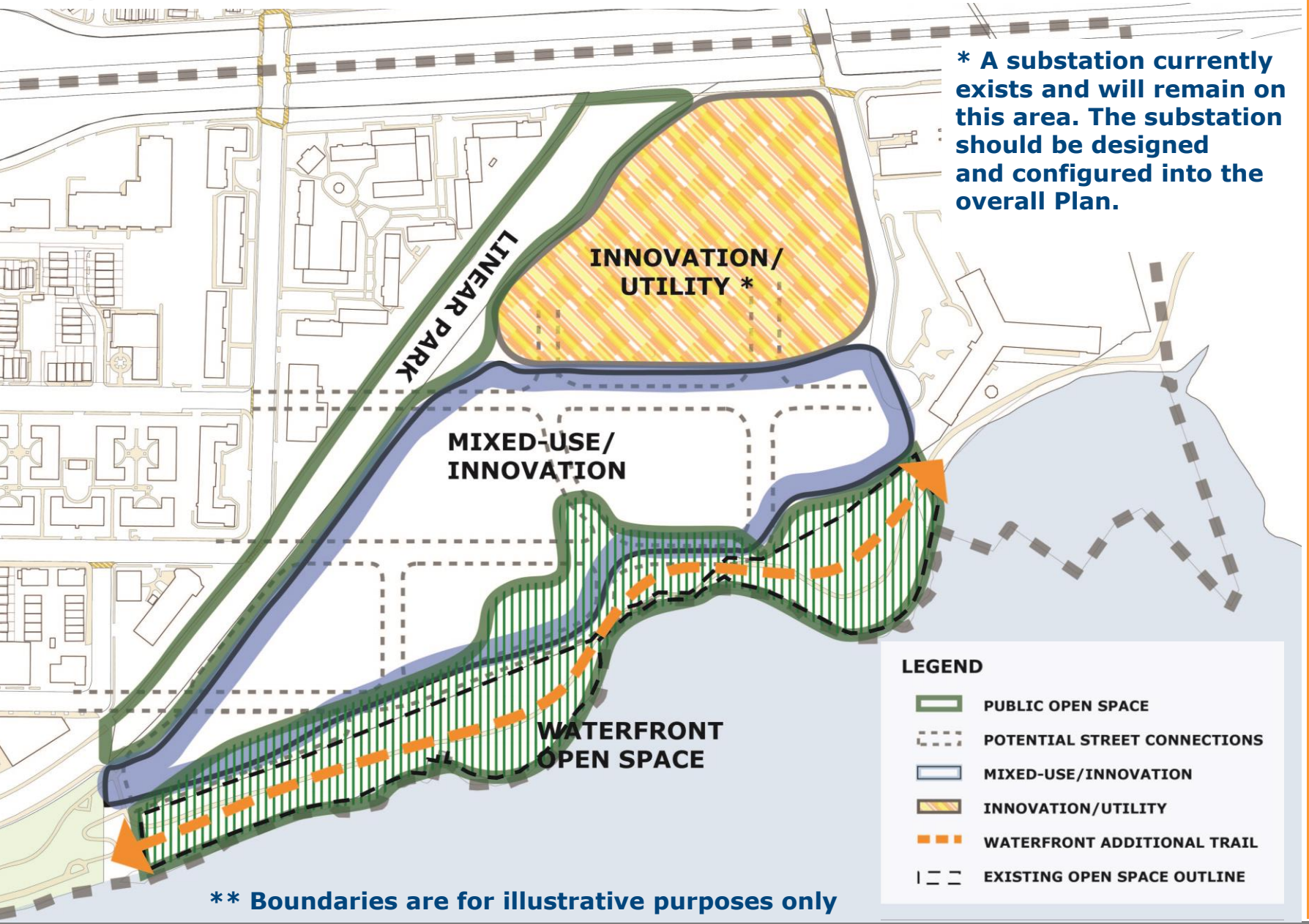
NRG/PEPCO POTENTIAL - LAND USE STRATEGY



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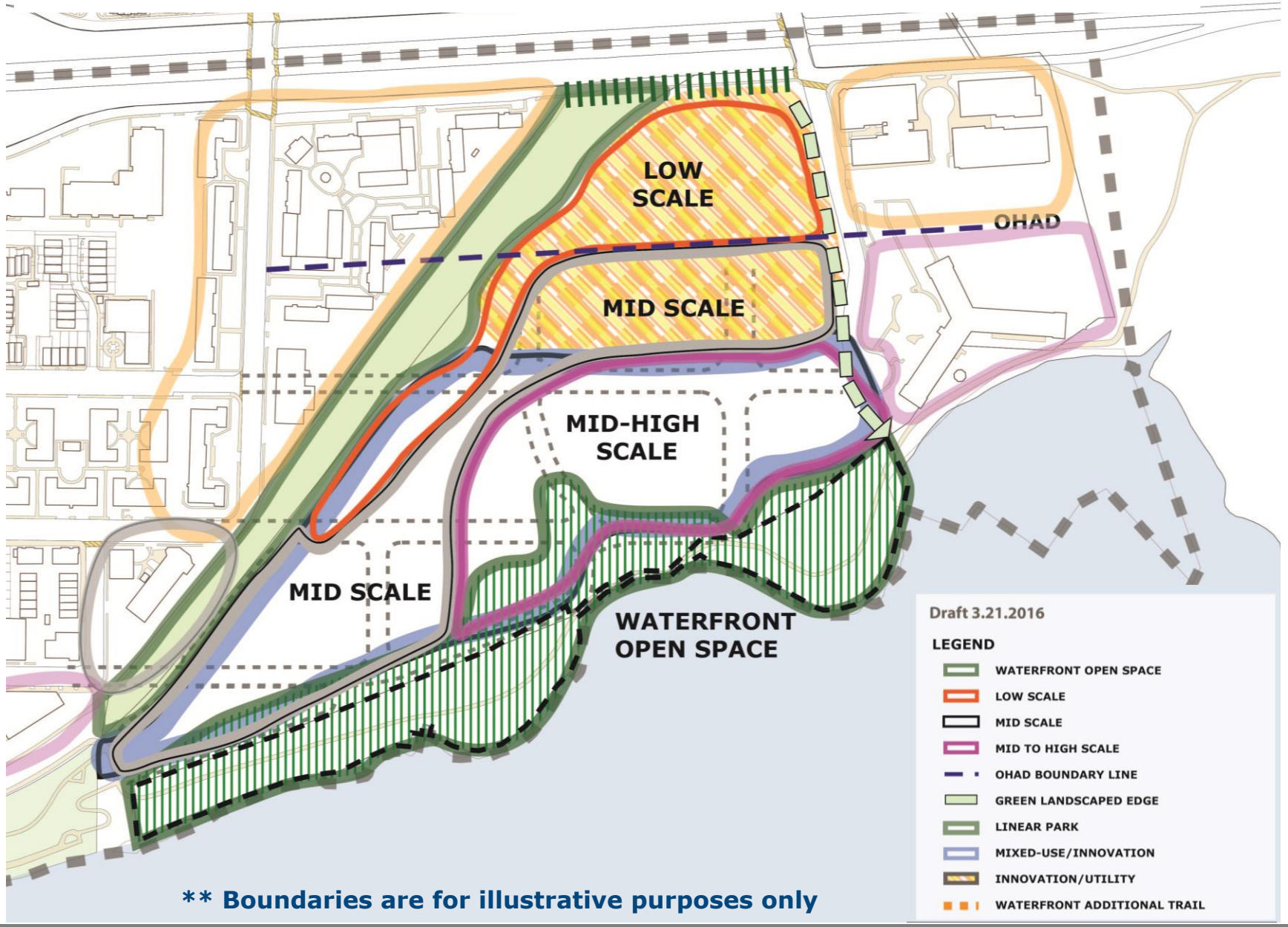
NRG/PEPCO POTENTIAL – COMPOSITE MAP



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Group Discussion - Direction

NRG/PEPCO SITE

Subcommittee Discussion and Exercise For NRG

- Concepts for Land Use
- Definition of Innovative Use

Public Comment

Next Steps

Advisory Group Meeting

March 24, 2016, 7:00-9:00PM – Report Out to the full Advisory Group - Crowne Plaza Hotel, 901 N Fairfax St, Washington Room

Webpage: www.alexandriava.gov/86032

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